



**Guide Price**  
**£300,000**

**Freehold**

3x  2x  1x 

**Holly Road, St. Mary's  
Bay, Romney Marsh,  
Kent, TN29**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Large corner plot
- No onward chain so a quick sale is available
- Good decorative order throughout
- Shower room on the ground floor, bathroom on the first floor
- Bedrooms on ground and first floor
- Good sized lounge with doors leading into the garden

## Accommodation

### GROUND FLOOR

Entrance Hall

Shower Room

Dining Room/Bedroom 3: 11'4 x 10'10 (3.46m x 3.30m)

Lounge: 18'3 x 10'9 (5.57m x 3.28m) plus 7'2 x 7'2 (2.19m x 2.19m)

Kitchen: 9'4 x 9'3 (2.85m x 2.82m)

### FIRST FLOOR

Landing

Bedroom 1: 13'7 x 11'6 (4.14m x 3.51m)

Bedroom 2: 11'4 x 11'4 (3.46m x 3.46m)

Bathroom

### OUTSIDE

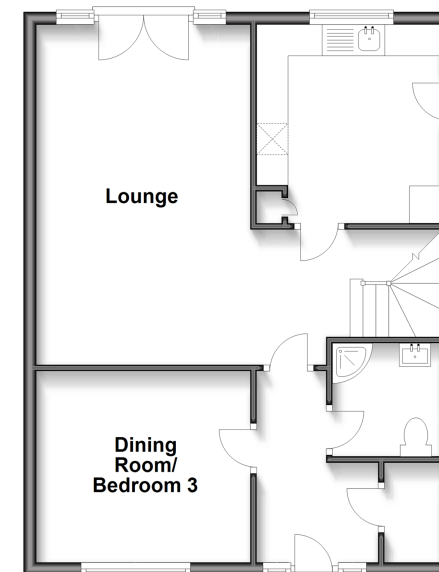
Off Road Parking

Garage

Front & Rear Gardens

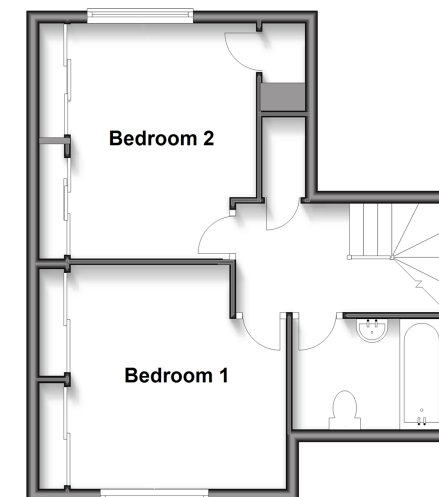
### Ground Floor

Approx. 55.5 sq. metres (597.4 sq. feet)



### First Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



**Call New Romney - 01797 363745 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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